

Billings County Planning and Zoning Committee

November 21, 2013

1:00 P.M. M.S.T.

Members present: John Tczap, Connie Kasian, Cathy Cerkoney, Karen Putnam, Anita Kessel, Joseph L. Kessel
Members Absent: Paul Krush

Others present: Zoning Inspector – Stacey Swanson, Len Mick McManman & Cole Schantz with Velocitel/A T & T, Jeremy Christensen with Forsgren Associates, Kami Kling (The Stitching Post), Cody, Ashley, & Lowell Lindbo.

Gerald Grosulak – Final plat review of Saddle Butte Subdivision has been postponed

Bakken Suites – Construction of a modular two-story extended stay motel postponed

Cody & Ashley Lindbo – Application to rezone a 3.07 acre tract in the SE¼ NE¼ Section 9-T139N-R100W (13547 Bryan Avenue in Fryburg) from agricultural to commercial and request a conditional use permit to place a manufactured home on the site. It was noted that a mobile home was installed on this site many years ago and the infrastructure is in place for a single 18'x80' mobile home. Anita Kessel moved to approve the rezoning and conditional use permit. Cathy Cerkoney seconded. All voted aye.

Velocitel/AT & T Mobility – Application for a conditional use permit to construct a cell tower & equipment shelter in the NE¼ Section 3-T141N-R99W (2431 Highway 85 SW). Property is zoned agricultural and owned by Anthony & Teresa Kessel. Zoning Board member, Joseph Kessel abstained from voting with a conflict of interest. Anita Kessel moved to approve the application. Kasian seconded. All voted aye.

Kami Klang – Application to construct a detached garage for a home embroidery business in the SE¼SE¼ Section 9-T142N-R99W (12911 20th ST SW) and requested to operate the business out of an existing shop until the garage can be built. The existing shop is 40' x 100', and the garage will be 20' x 30'. No rezoning is required as this is a home base occupation (one person operation). Kasian moved to approve the application. Anita Kessel seconded. All voted aye.

Jeremy Christensen with Foresgren Associates gave a presentation to the Zoning Board about his firm with over 50 years of experience providing civil and environmental engineering services to local governments and private entities. They have provided services in the area including Stark, Dunn, and McKenzie Counties and the City of Dickinson. The Zoning Board invited Mr. Christensen to the Board of County Commission meeting on Tuesday, December 3rd, 2013.

President, John Tczap adjourned the meeting at 1:50 P.M. M.S.T.


Connie M. Hartman, Acting Secretary


John Tczap, Chairman